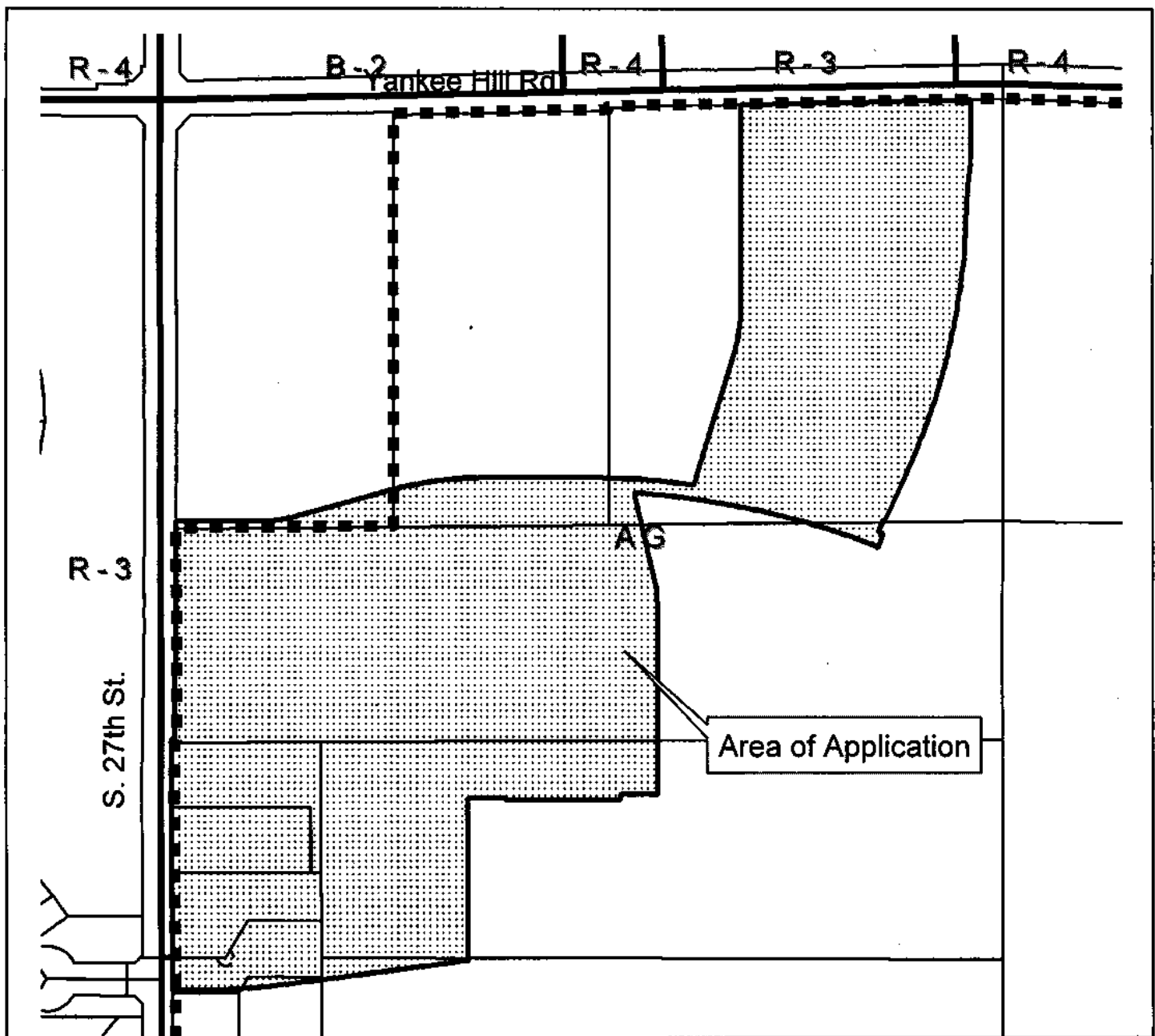


Special Permit #1999
S. 27th St. & Yankee Hill Rd.



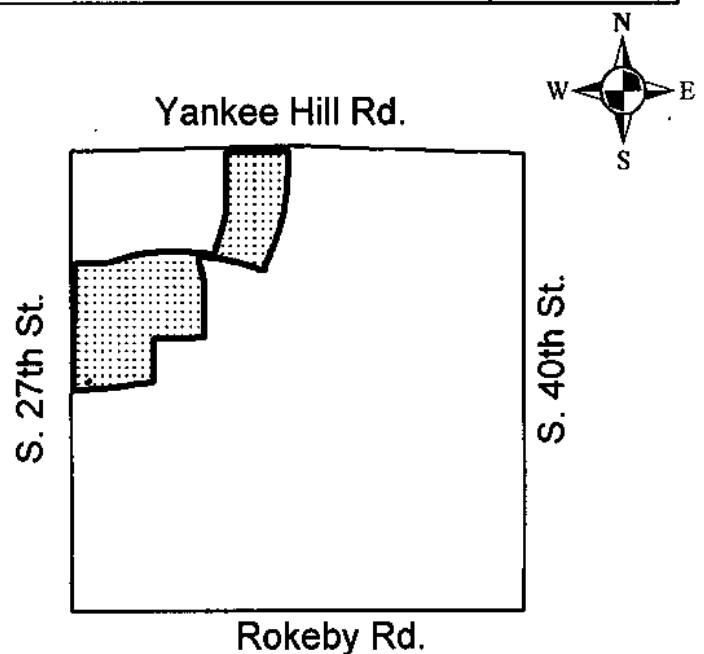
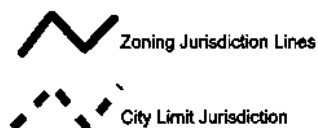


Special Permit #1999 S. 27th St. & Yankee Hill Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 30 T09N R7E



LEGAL DESCRIPTION cup boundary

A tract of land located in the Northwest and Southwest quarter of section 30, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska. More particularly described as follows:

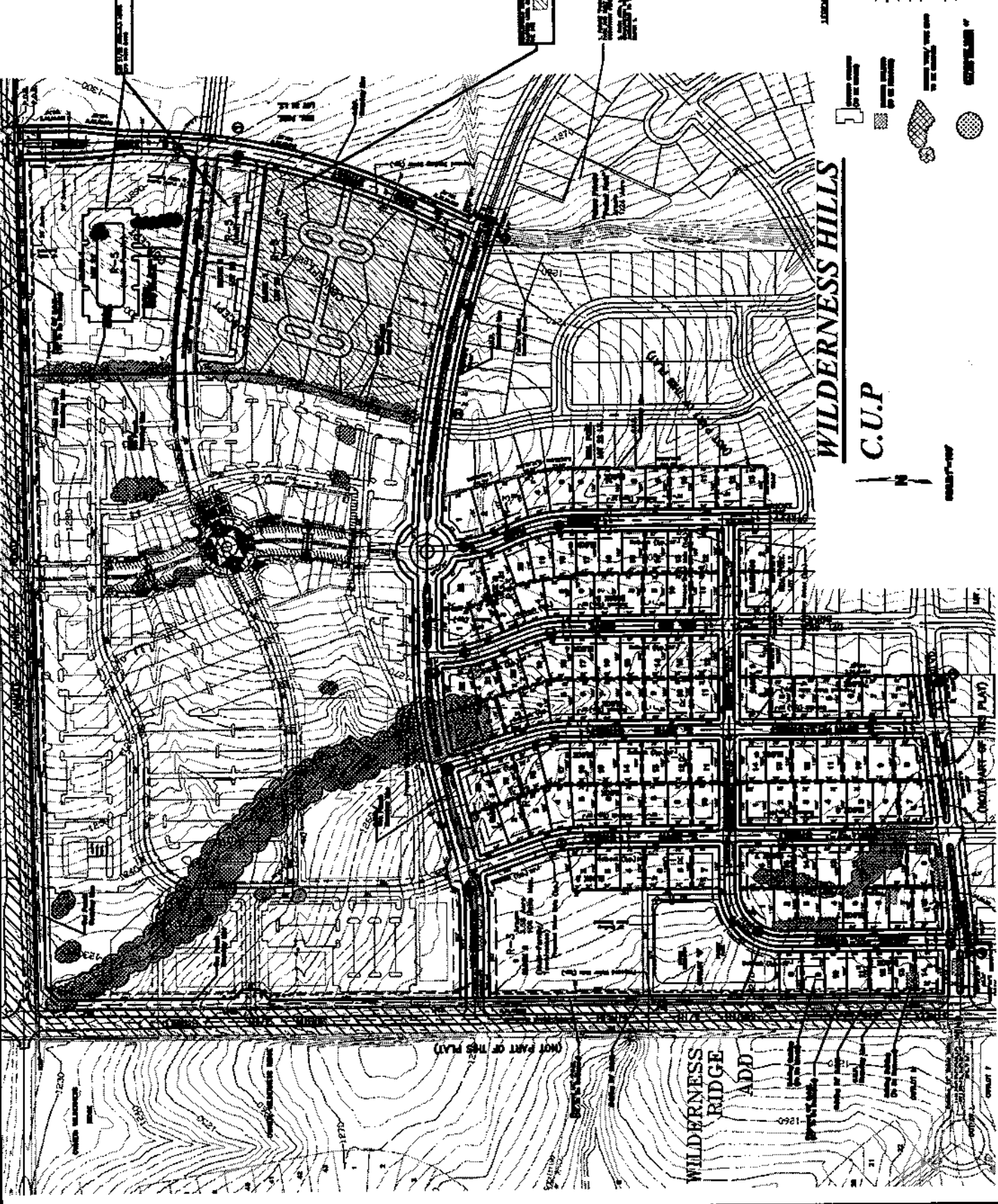
Referring to the Northwest corner of said Northwest quarter; thence S00°03'13"E on an assumed bearing along the west line of said Northwest quarter, a distance of 1,301.18 feet; thence N89°56'47"E, a distance of 50.00 feet to a point on the east right-of-way line of South 27th Street, said point also being the point of beginning; thence N89°50'48"E, a distance of 263.39 feet to the point of curvature of a radial curve to the left having a central angle of 15°00'00", a radius of 400.00 feet, an arc length of 104.72 feet, a chord length of 104.42 feet and a chord bearing of N82°20'48"E; thence along said curve, a distance of 104.72 feet; thence N74°50'48"E, a distance of 296.68 feet to the point of curvature of a radial curve to the right having a central angle of 15°00'00", a radius of 1,200.00 feet, an arc length of 314.16 feet, a chord length of 313.26 feet and a chord bearing of N82°20'48"E; thence along said curve, a distance of 314.16 feet; thence N89°50'47"E, a distance of 316.69 feet to the point of curvature of a radial curve to the right having a central angle of 07°57'59", a radius of 2,600.00 feet, an arc length of 361.50 feet, a chord length of 361.21 feet and a chord bearing of S86°10'13"E; thence along said curve, a distance of 361.50 feet; thence N17°23'24"E, a distance of 419.88 feet to the point of curvature of a radial curve to the left having a central angle of 17°32'36", a radius of 530.00 feet, an arc length of 162.28 feet, a chord length of 161.65 feet and a chord bearing of N08°37'06"E; thence along said curve, a distance of 162.28 feet; thence N00°09'12"W, a distance of 619.81 feet to a point on the south right-of-way line of Yankee Hill Road; thence N88°45'38"E on said right-of-way line, a distance of 706.31 feet; thence S00°02'28"W, a distance of 161.04 feet; thence S05°44'43"W, a distance of 140.69 feet to the point of curvature of a non tangent curve to the right having a central angle of 25°02'01", a radius of 2,033.00 feet, an arc length of 888.25 feet, a chord length of 881.20 feet and a chord bearing of S12°29'26"W; thence along said curve, a distance of 888.25 feet; thence S25°00'27"W, a distance of 151.43 feet; thence S69°21'56"E, a distance of 8.74 feet; thence S20°38'04"W, a distance of 87.08 feet; thence N69°21'41"W, a distance of 15.52 feet to the point of curvature of a non tangent curve to the left having a central angle of 17°16'22", a radius of 2,558.00 feet, an arc length of 771.16 feet, a chord length of 768.24 feet and a chord bearing of N77°59'36"W; thence along said curve, a distance of 771.16 feet; thence S13°28'51"E, a distance of 221.69 feet; thence S12°35'31"E, a distance of 83.37 feet; thence S02°58'55"E, a distance of 79.47 feet; thence S00°07'52"E, a distance of 558.72 feet; thence S89°56'50"W, a distance of 120.00 feet; thence S00°07'52"E, a distance of 15.60 feet; thence S89°52'08"W, a distance of 360.00 feet; thence N00°07'52"W, a distance of 5.02 feet; thence S89°52'08"W, a distance of 120.00 feet; thence S00°07'52"E, a distance of 500.68 feet to the point of curvature of a non tangent curve to the left having a central angle of 01°47'32", a radius of 1,898.24 feet, an arc length of 59.38 feet, a chord length of 59.37 feet and a chord bearing of S83°46'12"W; thence along said curve, a distance of 59.38 feet; thence S82°52'26"W, a distance of 566.38 feet to the point of curvature of a radial curve to the right having a central angle of 07°10'02", a radius of 1,542.00 feet, an arc length of 192.89 feet, a chord length of 192.77 feet and a chord bearing of S86°27'27"W; thence along said curve, a distance of 192.89 feet; thence N89°57'32"W, a distance of 116.47 feet to a point on the east right-of-way line of South 27th street; thence along said right-of-way line for the next five courses; N00°00'55"W,

a distance of 99.32 feet; thence N00°03'13"W, a distance of 665.12 feet; thence N89°28'16"E, a distance of 9.44 feet; thence N00°36'10"E, a distance of 660.11 feet; thence N00°03'13"W, a distance of 23.11 feet to the point of beginning.

Containing 2,803,164.00 square feet or 64.3518 acres, more or less.

END OF DESCRIPTION.

- STREET CENTERLINE
CROSS DATA
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- LEGEND
- 1. PROPOSED DEVELOPMENT
 - 2. EXISTING DEVELOPMENT
 - 3. EXISTING ROAD
 - 4. EXISTING RAILROAD
 - 5. EXISTING WATERWAY
 - 6. EXISTING UTILITY
 - 7. EXISTING FENCE
 - 8. EXISTING WALL
 - 9. EXISTING CURB
 - 10. EXISTING SIDEWALK
 - 11. EXISTING DRIVEWAY
 - 12. EXISTING PORCH
 - 13. EXISTING PATIO
 - 14. EXISTING DECK
 - 15. EXISTING BALCONY
 - 16. EXISTING TERRACE
 - 17. EXISTING STAIR
 - 18. EXISTING RAMP
 - 19. EXISTING ELEVATOR
 - 20. EXISTING LIFT
 - 21. EXISTING ESCALATOR
 - 22. EXISTING STAIRCASE
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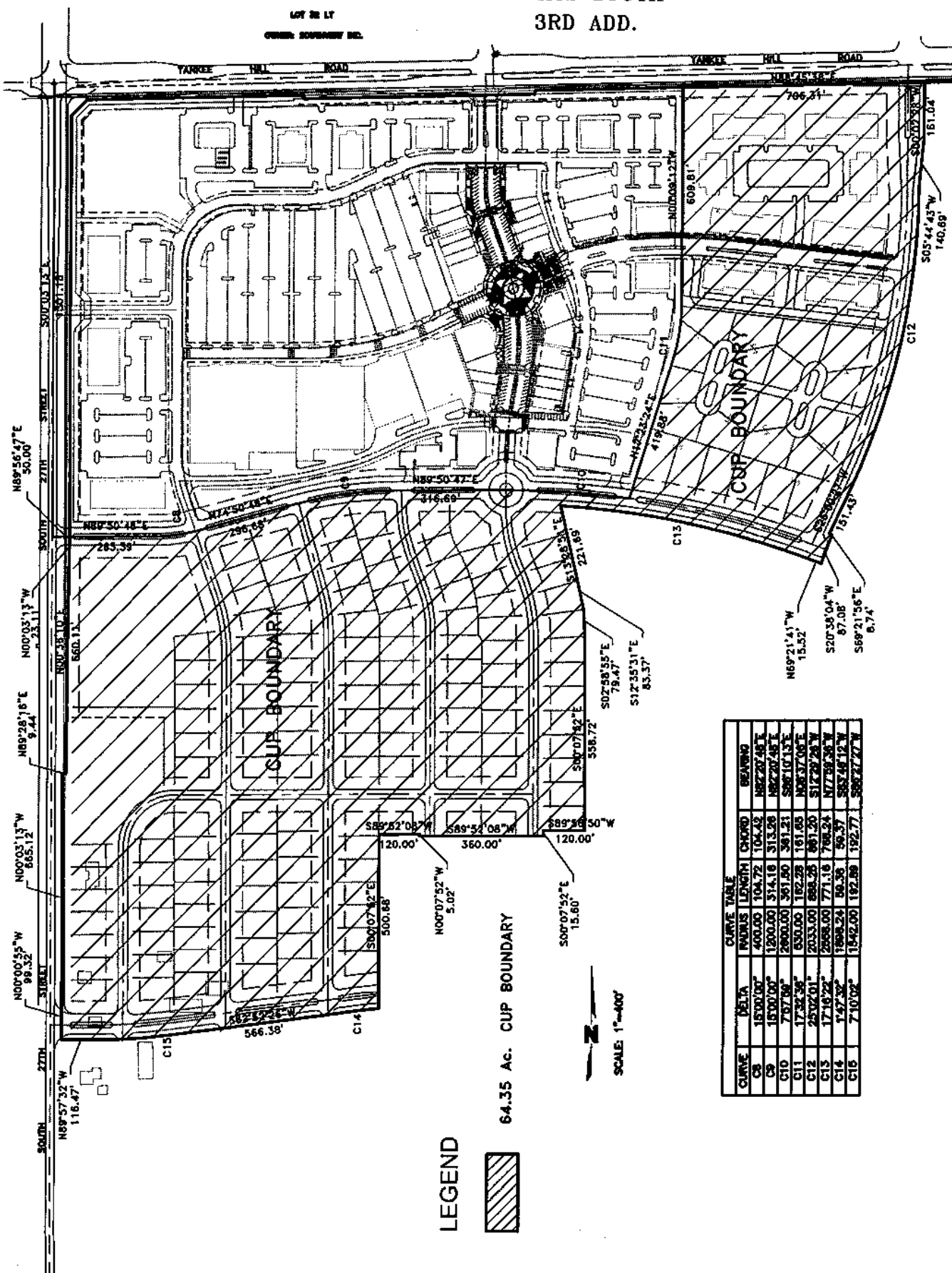
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Dwg.: WilderHill_Cupbou
Date: 9/18/03

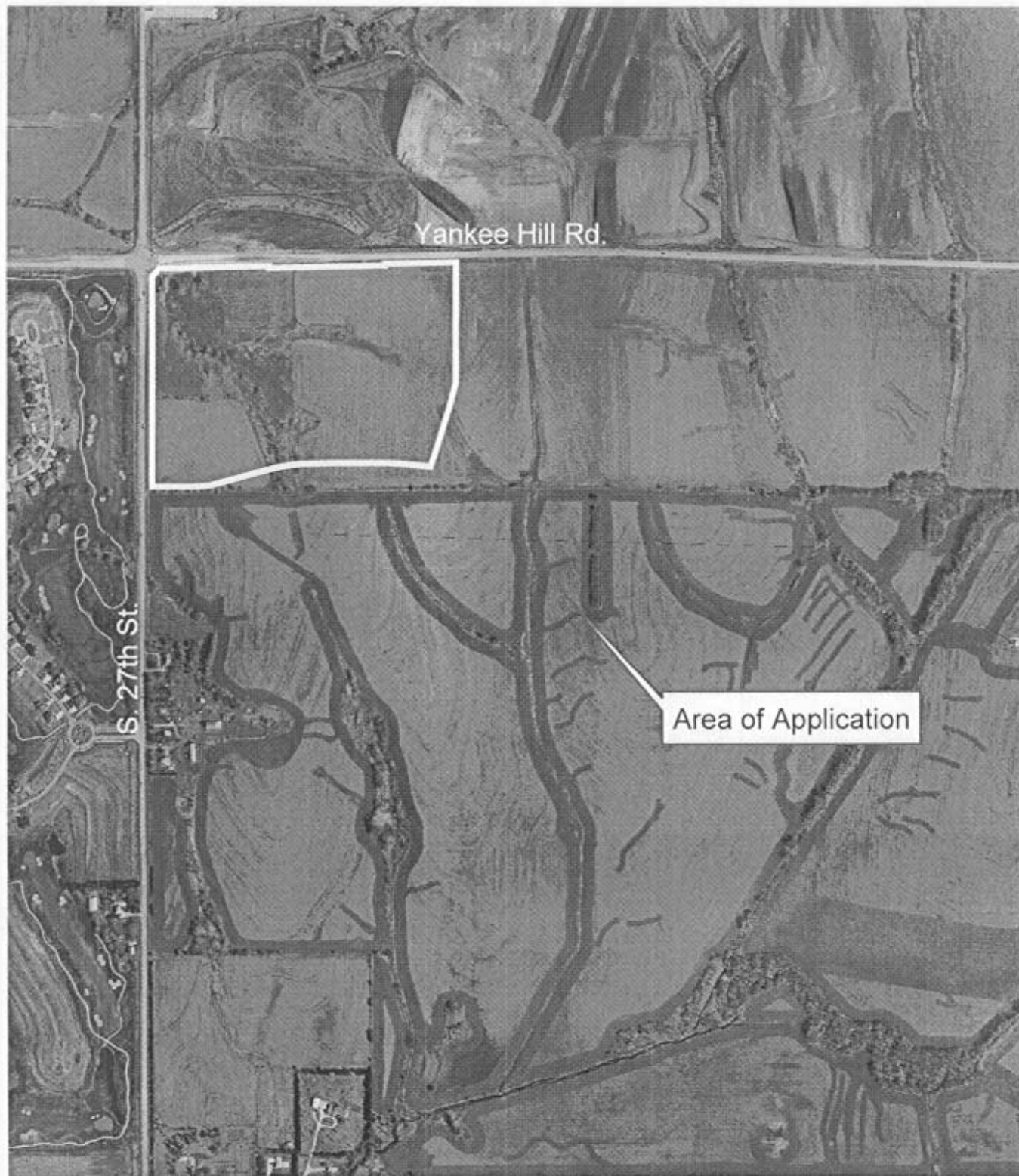
**WILDERNESS HILL
CUP BOUNDARY EXHIBIT**
Lincoln, Nebraska

630 N. Corner Blvd.
Ste. 105
Lincoln, NE 68505
Ph. 402-464-4011

EDC
ENGINEERING DESIGN CONSULTANTS

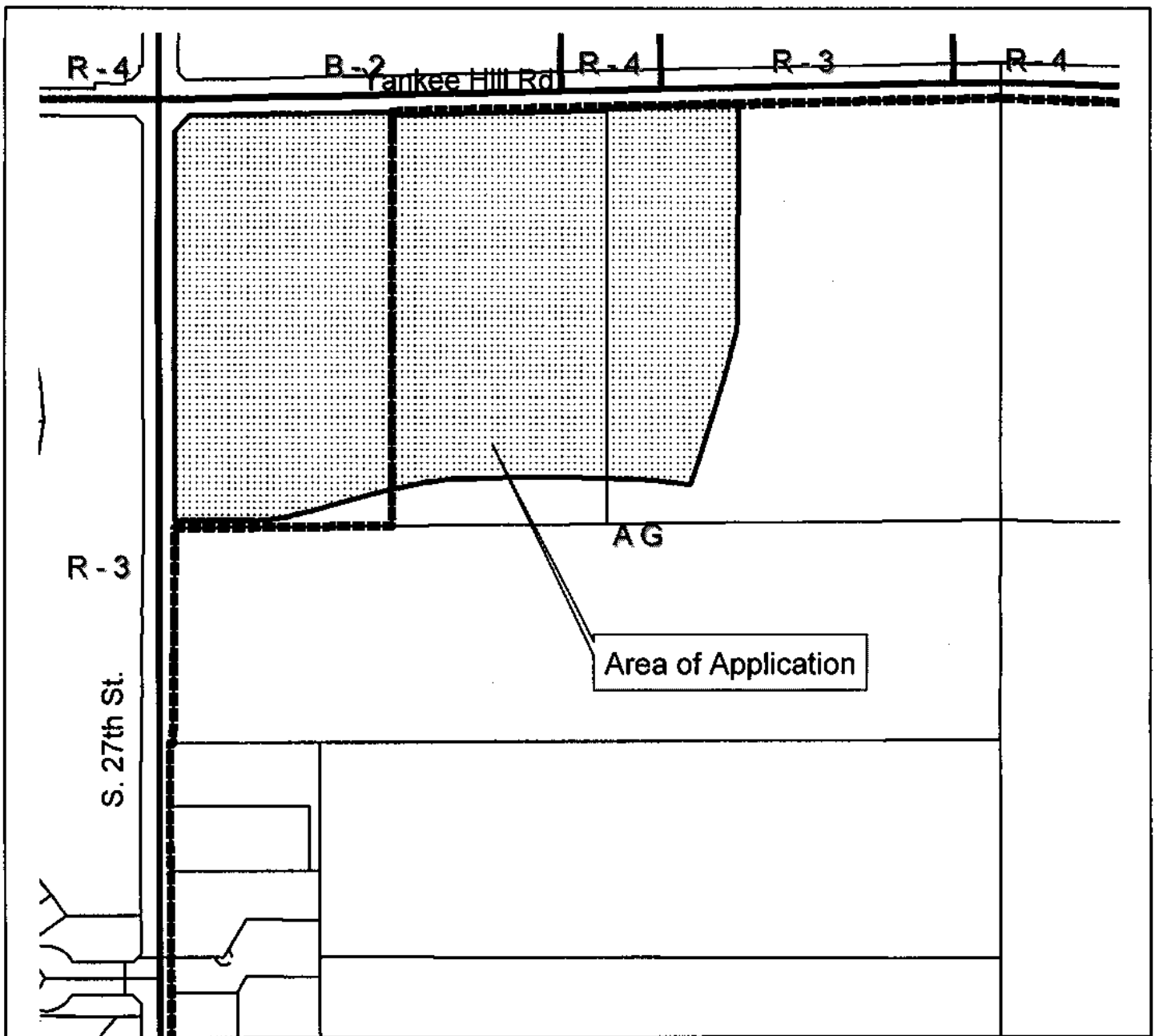
**HEIGHTS SOUTH
3RD ADD.**





Use Permit #154
S. 27th St. & Yankee Hill Rd.



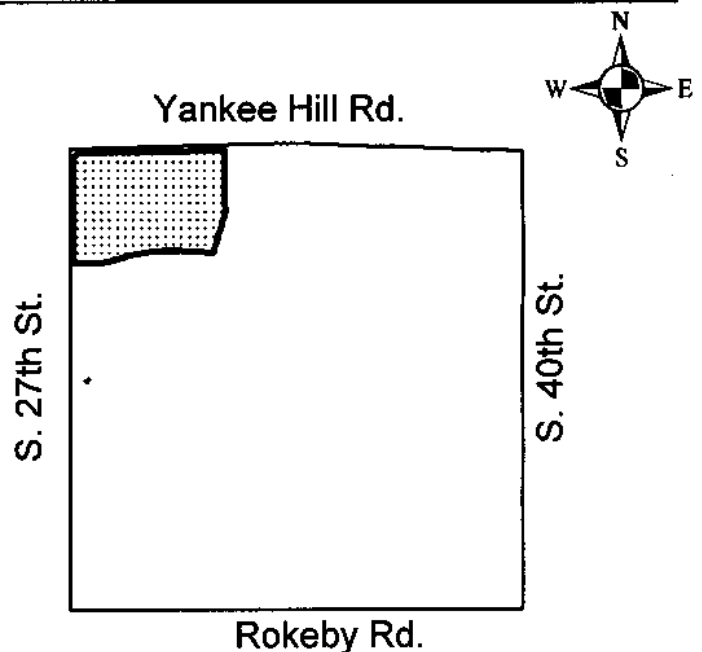
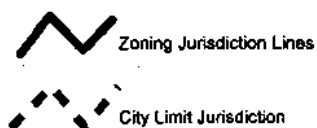


Use Permit #154 S. 27th St. & Yankee Hill Rd.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 30 T09N R7E



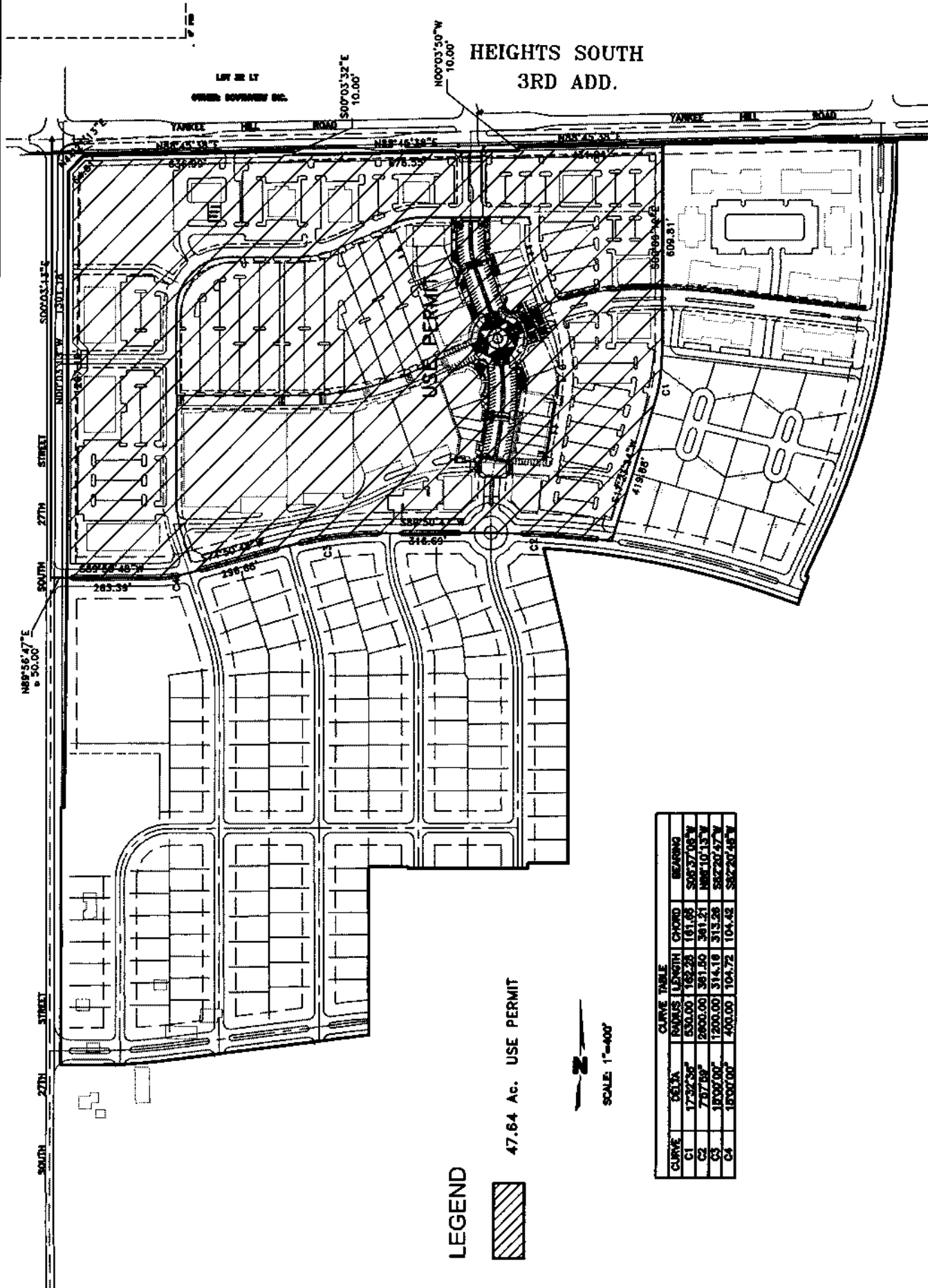
LEGAL DESCRIPTION use permit

A tract of land located in the Northwest quarter of section 30, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska. More particularly described as follows:

Referring to the Northwest corner of said quarter; thence S00°03'13"E on an assigned bearing and along the West line of said quarter, a distance of 1,301.18 feet; thence N89°56'47"E, a distance of 50.00 feet to a point on the East right-of-way line of South 27th Street, said point also being the point of beginning; thence N00°03'13"W along said right-of-way, a distance of 1,207.19 feet; thence N44°21'13"E, a distance of 64.31 feet; thence along the South right-of-way line of Yankee Hill Road for the next five courses, N88°45'38"E, a distance of 636.99 feet; thence S00°03'32"E, a distance of 10.00 feet; thence N88°45'38"E, a distance of 676.55 feet; thence N00°03'50"W, a distance of 10.00 feet; thence N88°45'38"E, a distance of 431.91 feet; thence S00°09'12"E, a distance of 619.81 feet to the point of curvature of a radial curve to the right having a central angle of 17°32'36", a radius of 530.00 feet, an arc length of 162.28 feet, a chord length of 161.65 feet and a chord bearing of S08°37'06"W; thence along said curve, a distance of 162.28 feet; thence S17°23'24"W, a distance of 419.88 feet to the point of curvature of a non tangent curve to the left having a central angle of 07°57'59", a radius of 2,600.00 feet, an arc length of 361.50 feet, a chord length of 361.21 feet and a chord bearing of N86°10'13"W; thence along said curve, a distance of 361.50 feet; thence S89°50'47"W, a distance of 316.69 feet to the point of curvature of a radial curve to the left having a central angle of 15°00'00", a radius of 1,200.00 feet, an arc length of 314.16 feet, a chord length of 313.26 feet and a chord bearing of S82°20'47"W; thence along said curve, a distance of 314.16 feet; thence S74°50'48"W, a distance of 296.68 feet to the point of curvature of a radial curve to the right having a central angle of 15°00'00", a radius of 400.00 feet, an arc length of 104.72 feet, a chord length of 104.42 feet and a chord bearing of S82°20'48"W; thence along said curve, a distance of 104.72 feet; thence S89°50'48"W, a distance of 263.39 feet to the point of beginning.

Containing 2,075,161.28 square feet or 47.6391 acres, more or less.

END OF DESCRIPTION.



LEGEND



47.64 Ac. USE PERMIT

SCALE: 1"=400'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	173°37'36"	530.00	162.28	161.08
C2	78°27'59"	2800.00	361.60	361.21
C3	183°02'00"	1200.00	314.18	313.26
C4	163°07'00"	400.00	104.72	104.43

EDC

ENGINEERING DESIGN CONSULTANTS

630 N. Corner Blvd.
Ste. 105
Lincoln, NE 68505
Ph. 402-464-4011

WILDERNESS HILL USE PERMIT BOUNDARY EXHIBIT

Lincoln, Nebraska

Drawn By: BT

Dwg.: WilderHill_Userper

Date: 9/18/03

SHEET
1 OF 2

UP#154

OWNER: SOUTHWEST INC.

PROPOSED SANITARY SEWER

STREET SOUTH 27TH

OF THIS PLAT

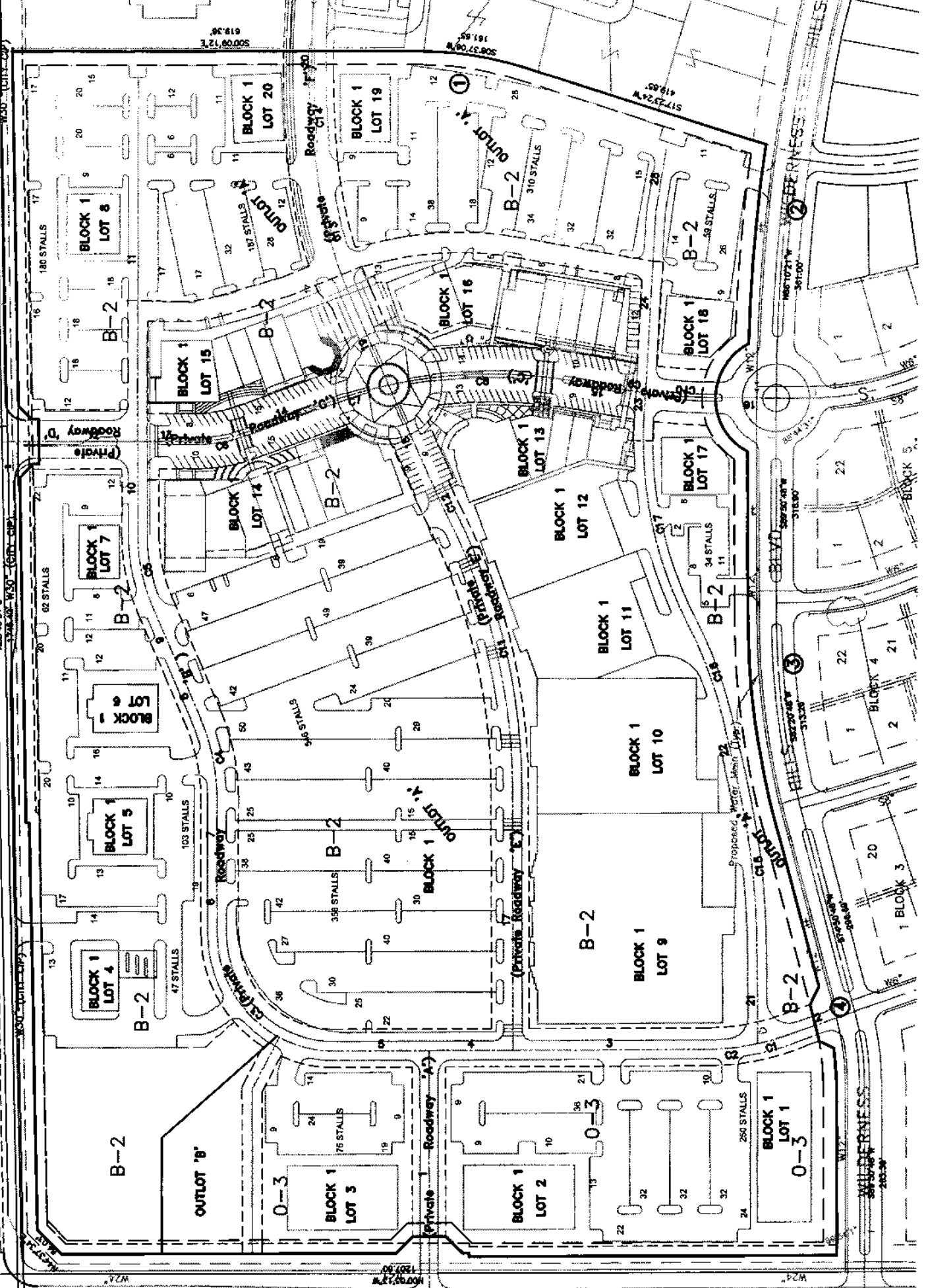
ROAD

YANKEE HILL

WILDERNESS

WILDERNESS

WILDERNESS



C.U.P./ USE PERMIT

GENERAL SITE NOTES

1. ALL SANITARY SEWERS AND WATER MAINS ARE TO BE PUBLIC.
2. SANITARY SEWER AND WATER LINES TO BE 8" AND 6" PVC PIPE, RESPECTIVELY, UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
3. ORNAMENTAL STREET LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH L.E.S. REGULATIONS.
4. BLANKET EASEMENTS, EXCLUDING BUILDING ENVELOPES ARE GRANTED ON ALL OUTLOTS.
5. AS PART OF THE FINAL PLAT, BLANKET UTILITY AND/OR SPECIFIC UTILITY EASEMENTS WILL BE PROVIDED TO THE SATISFACTION OF L.E.S.
6. ANY RELOCATION OF EXISTING L.E.S. FACILITIES WILL BE AT DEVELOPER'S EXPENSE.
7. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
8. WITH EXCEPTION OF INSTALLATION, REPAIR AND DEVELOPMENT OF ROAD IMPROVEMENTS, STORM WATER AND DRAINAGE IMPROVEMENTS AND UTILITIES APPROVED WITH THIS C.U.P. AND USE PERMIT, ALL WETLANDS AND NATURAL DRAINAGE WAYS NOT SHOWN TO BE GRADED, ARE TO BE PRESERVED.
9. WITH THE EXCEPTION OF THE DEVELOPER'S OR HOMEOWNER'S RIGHT TO THIN AND TRIM TREES, REMOVE DEAD, DOWNED AND DISEASED TREES; FOR INSTALLATION, REPAIR, DEVELOPMENT AND CONSTRUCTION OF ROAD IMPROVEMENTS, STORM WATER, DRAINAGE IMPROVEMENTS, UTILITIES, SIDEWALKS AND HOMES APPROVED WITH A PLAT, BUILDING PERMIT, C.U.P. OR USE PERMIT, ALL TREES NOT SHOWN TO BE REMOVED SHALL BE PROTECTED AND PRESERVED.
10. DURING CONSTRUCTION ACTIVITIES ALL TREES OR TREE MASSES TO BE PRESERVED SHALL BE CLEARLY MARKED.
11. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
12. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
13. ALL PAVING RADII IS TO BE 20 FEET UNLESS OTHERWISE NOTED.
14. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
15. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
16. SIDEWALKS ARE TO BE CONSTRUCTED ALONG BOTH SIDES OF ALL PUBLIC & PRIVATE STREETS, EXCEPT SOUTH 27TH STREET & YANKEE HILL ROAD.
17. ALL SIDEWALKS ADJACENT TO STREETS ARE TO BE 4' FT. WIDE & LOCATED IN PUBLIC R.O.W. OR PUBLIC ACCESS EASEMENTS.
18. DETAILS OF ALL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT AND SIZE WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT. SIGNS SHALL BE PERMITTED AND LOCATED IN ACCORDANCE WITH THE CITY OF LINCOLN SIGN CODE. INDIVIDUAL SIGNS WHICH MEET THE ZONING REQUIREMENTS ARE NOT REQUIRED TO BE SHOWN ON THE SITE PLANS AND THAT NO ADMINISTRATIVE AMENDMENT WILL BE REQUIRED. SUBDIVISION AREA SIGNS AND APARTMENT COMPLEX SIGNS IN THE FRONT YARD SETBACKS WILL BE ALLOWED BY AN ADMINISTRATIVE AMENDMENT TO THE C.U.P./ USE PERMIT.
19. DIRECT VEHICULAR ACCESS TO SOUTH 27TH STREET AND TO YANKEE HILL ROAD FROM ALL LOTS IS HEREBY RELINQUISHED, EXCEPT AS SHOWN.
20. RIGHT-OF-WAY WIDTHS: REFERENCE TYPICAL STREET CROSS SECTIONS, THIS SHEET.
21. LANDSCAPING AND MAINTENANCE OF ROUNDABOUT ISLANDS AND STREET MEDIANS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOME OWNERS ASSOCIATION.

22. LOTS & USE

LOTS 1-3 & 17-20, BLK 1-PROPOSED OFFICE
 LOTS 4-16, BLK 1-PROPOSED COMMERCIAL
 LOTS 21, 22 BLK 1-PROPOSED MULTI-FAMILY
 LOT 23, BLK 1-TOWNHOMES

LOT 1- BLK 2-PROPOSED MULTI-FAMILY

LOTS 2-14, BLK 2-SINGLE FAMILY

LOTS 1-20, BLK 3-SINGLE FAMILY

LOTS 1-22, BLK 4-SINGLE FAMILY

LOTS 1-22, BLK 5-SINGLE FAMILY

LOTS 1-13, BLK 6-SINGLE FAMILY

LOTS 1-16, BLK 7-SINGLE FAMILY

LOTS 1-14, BLK 8-SINGLE FAMILY

LOTS 1-8, BLK 9-SINGLE FAMILY

LOTS 1- 2, BLK 10-SINGLE FAMILY

OUTLOTS & USE

OUTLOT A, BLK 1-PROPOSED PARKING

OUTLOT B, BLK 1-PROPOSED OPEN SPACE/ STORM WATER DETENTION

OUTLOT C, BLK 1-PROPOSED PRIVATE PARK/ STORM WATER DETENTION

23. TOTAL USAGE:

131 PROPOSED SINGLE FAMILY LOTS

13 PROPOSED COMMERCIAL LOTS/ 7 PROPOSED OFFICE LOTS

2 PROPOSED MULTI-FAMILY LOTS (387 UNITS PROPOSED)

1 PROPOSED LOT FOR FUTURE TOWNHOME LOTS (LOT 23, BLOCK 1-22 PROPOSED UNITS)

100 UNASSIGNED LOTS/ UNITS

TOTAL LOTS - 154

TOTAL BLOCKS - 10

TOTAL UNITS - 640

24. GROUND SIGN LOCATIONS SHALL BE LOCATED AT SOUTH 27TH STREET AND YANKEE HILL ROAD, YANKEE HILL ROAD AND SOUTH 30TH STREET (PRIVATE ROADWAY 'D'), YANKEE HILL ROAD AND SOUTH 33RD STREET, AND SOUTH 27TH STREET AND WILDERNESS HILLS BLVD.

25. LOCATION AND LAYOUT OF BUILDINGS MAY BE CONSTRUCTED ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.

26. ALL LANDSCAPING AND SIGNAGE WILL BE LOCATED OUTSIDE OF THE CRITICAL SITE TRIANGLE. LOCATION AND SPECIES OF LANDSCAPE TREES AND SHRUBS MAY CHANGE WITHIN THE GUIDELINES OF THE CITY OF LINCOLN PARKS DEPARTMENT, AND THE DESIGN STANDARDS FOR ZONING.

C.U.P. DENSITY CALCULATIONS

TOTAL AREA OF C.U.P. (R-5, EXCLUDES	863,804
<u>TOTAL ROW B-2/0-3)</u>	<u>-126,053</u>
ADJUSTED AREA	737,751

<u>AREA BEYOND 150'</u>	<u>-393,703</u>
AREA WITHIN 150'	344,048

AREA BEYOND 150'	393,703
<u>COEFFICIENT</u>	<u>x 0.8</u>
ADJUSTED BEYOND 150'	314,962

<u>AREA WITHIN 150'</u>	<u>+344,048</u>
USEABLE CUP AREA	659,010

<u>MINIMUM LOT AREA R-5</u>	<u>/1,100 SF</u>
ALLOWABLE UNITS	599

C.U.P. DENSITY CALCULATIONS

TOTAL AREA OF C.U.P. (R-3, EXCLUDES	1,993,453
<u>TOTAL ROW B-2/0-3)</u>	<u>-629,304</u>
ADJUSTED AREA	1,364,149

<u>AREA BEYOND 150'</u>	<u>-45,730</u>
AREA WITHIN 150'	1,318,419

AREA BEYOND 150'	45,730
<u>COEFFICIENT</u>	<u>x 0.8</u>
ADJUSTED BEYOND 150'	36,584

<u>AREA WITHIN 150'</u>	<u>+1,318,419</u>
USEABLE CUP AREA	1,355,003

<u>MINIMUM LOT AREA R-3</u>	<u>/5,000 SF</u>
ALLOWABLE UNITS	271

C.U.P. SITE NOTES

1. THE EXISTING ZONING IS AG, THE PROPOSED ZONING IS R-3 AND R-5
2. EYES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS, ETC. CAN ENCROACH OVER THE SETBACK LINES. ENCROACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODE REQUIREMENTS.
3. SITE PLAN SHOWN ON LOTS 21 THROUGH 23, BLOCK 1, IS CONCEPTUAL, AND REVISIONS TO THE LAYOUT WILL BE ALLOWED BASED ON FILING AN ADMINISTRATIVE AMENDMENT TO THE C.U.P.
4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOTS 21 THROUGH 23, BLOCK 1 AND LOT 1, BLOCK 2, AN ADMINISTRATIVE AMENDMENT TO THE C.U.P. SHALL BE FILED WITH THE CITY; IN ACCORDANCE WITH CHAPTER 27.65, COMMUNITY UNIT PLAN, OF THE LINCOLN MUNICIPAL CODE.
5. THE HEIGHT OF THE BUILDINGS IN LOTS 21 AND 22, BLOCK 1 AND LOT 1, BLOCK 2 SHALL NOT EXCEED 50 FEET.
6. DEVELOPMENT SETBACKS FOR LOTS 21 & 22, BLOCK 1 AND LOT 1, BLOCK 2 ARE GOVERNED BY THE DESIGN STANDARDS FOR MULTI-FAMILY STRUCTURES AND MAY BE ADJUSTED IN CONFORMANCE WITH THOSE STANDARDS.
7. ALL SETBACKS WITHIN LOTS 21 THROUGH 23, BLOCK 1 SHALL BE IN ACCORDANCE WITH R-5 ZONING, EXCEPT AS OTHERWISE NOTED.
8. TWO-FAMILY LOTS CAN BE DEVELOPED AS SINGLE-FAMILY LOTS.

USE PERMIT SITE NOTES

1. PARKING LOT LIGHTING, IF PROVIDED, WILL BE IN ACCORDANCE WITH THE CITY OF LINCOLN AND L.E.S. STANDARDS.
2. THE EXISTING ZONING IS AG, THE PROPOSED ZONING IS B-2, & O-3
3. ALL PARKING STALLS FOR THE DISABLED SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL 58, NO. 144/RULES AND REGULATIONS).
4. SITE PLAN SHOWN ON LOTS 1 THROUGH 20, BLOCK 1 AND OUTLOT 'A' IS CONCEPTUAL AND REVISIONS TO THE LAYOUT WILL BE ALLOWED BASED ON FILING AN ADMINISTRATIVE AMENDMENT TO THE USE PERMIT.
5. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOTS 1-20, BLOCK 1, AN ADMINISTRATIVE AMENDMENT TO THE USE PERMIT PROVIDING SITE SPECIFIC DETAILS FOR BUILDING, OPEN SPACE, PARKING, DRAINAGE AND LANDSCAPE LAYOUT SHALL BE SUBMITTED, IN ACCORDANCE WITH CHAPTER 27.27, O-3 OFFICE PARK DISTRICT AND 27.31 B-2 PLANNED NEIGHBORHOOD BUSINESS DISTRICT OF THE LINCOLN MUNICIPAL CODE.
6. CROSS ACCESS EASEMENT RIGHTS ARE TO BE GRANTED ON OUTLOT 'A'
7. TRAFFIC CIRCLE SURFACING TO CONSIST OF COLORED/ STAMPED CONCRETE, BRICK PAVERS OR OTHER DECORATIVE TREATMENT. SPECIFIC DETAILS, LAYOUT AND MATERIAL TO BE DETERMINED IN IN CONJUNCTION WITH THE FILING OF AN ADMINISTRATIVE AMENDMENT TO THE USE PERMIT.
8. THE HEIGHT OF BUILDINGS IN LOTS 1 THROUGH 3, BLOCK 1 SHALL NOT EXCEED 60 FEET. THE HEIGHT OF BUILDINGS IN LOTS 4 THROUGH 20, BLOCK 1, SHALL NOT EXCEED 50 FEET.
9. LOT LINES FOR LOTS 1 THROUGH 20, BLOCK 1 SHALL BE DETERMINED AT TIME OF FILING AN ADMINISTRATIVE AMENDMENT FOR EACH LOT.
10. FRONT YARD SETBACKS ALONG YANKEE HILL ROAD WITHIN THE B-2 ZONE ARE AS FOLLOWS:
 - A. 20 FOOT ADJACENT TO 60' STREET R.O.W.
 - B. 15' ADJACENT TO 65' STREET R.O.W.
11. 20' FRONT YARD SETBACK ALLOWED ALONG WILDERNESS HILLS BOULEVARD WITHIN THE B-2 ZONE.
12. PARKED VEHICLES MAY OVERHANG WITHIN THE FRONT YARD SETBACK.
13. 20' REAR YARD SETBACK ALLOWED WITHIN THE B-2 ZONE ADJACENT TO THE R-5 RESIDENTIAL AREA.

WILDERNESS HILLS USE PERMIT

TOWNSHIP CENTER NOTES

1. THE FRONT OF THE TOWN CENTER BUILDING AND THE PRIMARY ENTRANCE INTO THE RETAIL SPACE SHALL FACE THE PRIVATE ROADWAY.
2. DEVELOPMENT OF THE TOWN CENTER SHALL BE PHASED WITH THE "BIG BOX RETAIL". TWO FACING TOWN CENTER BUILDINGS SHALL BE CONSTRUCTED AS A FIRST PHASE PRIOR TO OR CONCURRENTLY WITH THE FIRST BIG BOX RETAIL WITH FLOOR AREA GREATER THAN 20,000 SQUARE FEET.

Big Box Design Criteria

General Store Criteria

The major tenants for Wilderness Hills Shopping Center are an important element to the overall design success of the project. The buildings shall be designed to be compatible with the overall design intent of the Town Center portion of the Shopping Center. It is the intent to provide the major tenant with the freedom to build a facility that is in keeping with their national image and also to be complimentary and a verifying element of this Shopping community.

Storefront Design

The use of imaginative forms, approved materials, approved color combinations, and graphics is encouraged and only original and innovative modifications to standard storefront designs compatible with the overall design of the Town Center will be approved.

Show windows must have concealed lighting without pulsating, strobe, or otherwise animated illumination. All interior and exterior surfaces shall be a high quality finish materials. Show windows should minimize the use of back walls that tend to close off the store area visually from the public view.

Required Exterior Building Materials

Approved material will be developed for the Town Center and shall be used for the exterior finish.

All buildings must use the material to create a building base relating to human scale and to create articulation of the walls to break up the mass of the buildings.

- Building Materials - EIFS.
- 35% Masonry or Stone veneer systems
- Final Exterior Building Design shall be as designed by or subject to approval of the Landlord's Coordinating Architect and the City Planning Department.
- Entry Façade Element: maintain a minimum of 35% approved masonry materials.

Other acceptable exterior material - subject to Landlord design review and approvals:

- Brick Masonry / Cast Stone of prairie stone type products
- Limestone.
- Selected stone masonry or simulated stone.
- E.I.F.S.
- Wood-like facades matching shopping center materials.

Roofs

The roof materials and roofline compositions shall be consistent or compatible with the Town Center design and provide an integral part of the individual building design. The following are acceptable roof materials:

- Typical low slope roof with exterior wall screening parapet.
- Exposed pitch roofs shall be Landlord approved simulated slate or metal roof.

Screening

The following items shall be either located out of direct public view or adequately screened by conifer landscape screen wall utilizing the appropriately approved masonry materials:

- Gas meters and any associated piping.
- Electric meters and any associated conduits.
- Transformers.
- Trash compactors.
- Any ground installed equipment.
- Trash dumpsters, service areas and recycling bins and grease interceptors.

All roof mounted equipment shall be adequately and completely screened from any property adjacent public right of ways and/or pedestrians views by means of exterior building walls or approved equipment screening. All rooftop screening shall be integrally designed into the building by use of roof parapets and walls. Painting of equipment is not allowed.